

The Town Crier

A Newsletter from the Town of Warrenton



Town Breaks Ground On New Recreation Complex



Mayor Fitch, along with past and present members of the Town Council, throw the first spadeful of earth into the air at a groundbreaking for the Town's new recreation center. From left, Mayor Fitch, David Norden, Steve Athey, Dennie Sutherland, Terry Nyhous, John Williams, Frank Foley, John Albertella, Birge Watkins and John S. "Sparky" Lewis.

There was very little fanfare; the ceremony was brief and understated. But what took place on a grassy field just off Old Waterloo Road November 1 will impact Town of Warrenton residents for years to come.

About two dozen people -- mostly Town Council members and reporters -- gathered to witness the groundbreaking of the Warrenton Indoor Aquatic and Recreation Complex. With a few brief comments from Mayor George Fitch, members of the Town Council's recreation center planning committee joined him in breaking the sod with golden shovels.

The moment marked the end of years of difficult planning, and the beginning of bringing the new multi-faceted recreation complex to life.

"After all these years, we come to this point," Mayor Fitch said during the ceremony. "We can finally deliver. It's a great point."

Warrenton's new recreation center will occupy 65 acres between Old Waterloo Road, near Fauquier

High School, and Route 211. The tract of land, once owned by the Van Roijen family (which still owns St. Leonard's Farm just south of Route 211), is rolling and picturesque. To the west the mountains are visible. Ceremony attendees seemed to unanimously refer to it as the perfect spot.

"It's a beautiful site," said Bo Tucker, the Town's Director of Public Works and Utilities. "It's the gateway in and out of Warrenton, and it's up on higher terrain, which gives good visibility. It's got some roll to it, but also some nice flatter areas for ball fields."

Tucker has been involved in the development of plans to build a new recreation center since the beginning. He participated in evaluating several sites, and coordinated the surveying of the parcel that eventually was chosen.

When completed, the sprawling recreation center complex will sport five athletic fields, a youth baseball field, skateboard park, aquatics center, in-line hockey field, lake and pavilion, and an environmental learning center. It is a bold undertaking, but after five years of planning, Town Council members were in jovial spirits as the first spadefuls of earth were turned.

"We tried to buy the old Gold Cup property, which offered 100 acres," Mayor Fitch said. "But the deal didn't work out, and the land was sold to a developer who built 225 homes there."

Fitch said the Town next entered into complicated discussions with the Van Roijen family. The family was interested in opening up development rights to some of its property on the north side of Route 211. The Town was concerned about preserving a conservation easement that prevented such development. After lengthy negotia-

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GROUNDBREAKING, continued from front page

tions, a purchase deal was agreed upon for the 65 acre tract.

"As part of the deal we transferred density rights to the Van Roijens to allow them to develop 48 houses on land adjacent to the rec center tract," Mayor Fitch said. "In exchange, we put over 600-acres of the St. Leonard's Farm into a conservation easement to prevent future development."

The Town paid \$750,000 for the property. The arrangement seemed like a win-win solution for both parties. Not only did the Town get a beautiful piece of land, but the impact on reducing development can't be overstated, according to Warrenton Town Manager Kenneth McLawhon.

"The recreation center amenities certainly will be a wonderful improvement to the quality of life in Warrenton, while simultaneously offsetting the exponential growth being experienced in central Fauquier County," he said.

McLawhon said the deal with the Van Roijens will lock out the development of potentially hundreds of new homes on the St. Leonard's Farm tract.

After the purchase, a planning committee was quickly established from members of the Town Council.

"I'm very excited about this project," said Den-nie Sutherland, Town Council member and chairman of the Recreation Committee. "When I came here 30 years ago, I was surprised to find no public swimming pool."

Sutherland said he and his fellow committee members were elated to be able to offer something that shows progress is being made toward meeting community needs.

"This is something we've needed for a long time," he said. "I really think George Fitch gets the credit for getting this project going, especially with the land acquisition."

The committee members conducted several public meetings to determine what Town residents wanted in their recreation center. It was no surprise to Sutherland that one of the most popular requests was for an indoor pool.

As the committee began working on the plan for the project, it was careful not to duplicate anything offered by Fauquier County. Another big consideration was how to make the new center pay for itself.

"The project was originally supposed to be just a pool and park," said Douglas Campbell of the McLean architectural firm of Grimm and Parker, the company contracted to design the center. "The Town Council

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consulted with us and asked if it was possible to design a package of amenities that would generate income and perhaps defray some of the expense of the project."

With its success at designing other such facilities, Grimm and Parker worked closely with the Town Council Recreation Committee to develop the broader plan to add features it knew the community would welcome. Athletic fields were one of the most obvious additions to the plan. Campbell said the lack of fields in Fauquier County indicated a need that had to be addressed. The addition of other unique features, such as the skateboard park, would add something that would generate some revenue to sustain the center.

"On the one hand, you want to make the center reasonably priced, so that means less revenue," Mayor Fitch said, "But on the other hand, you want to make it pay for itself. We wanted to see if we could accomplish both."

Mayor Fitch said the task was tricky. Newer residents to Warrenton, mostly transplants from Northern Virginia, are used to paying \$7 for a visit to a recreation center. But older residents of Warrenton are more accustomed to fees in the \$3 to \$4 dollar range. The Town believes its plan for the recreation complex will maximize its offerings at the most reasonable price to residents. Funding for the new complex is currently under consideration, as is the exact usage fee to residents.

"It will be affordable," the mayor stressed.

The Town was anxious to begin the project. As Town Council members held their shovels at the groundbreaking, a Caterpillar earth mover stood quietly in the background. Work crews were standing by to begin excavating the site immediately after the ceremony.

The new recreation complex will be constructed in several phases. The first phase of construction will create the first four athletic fields, the skateboard park, hockey field, and jogging trails. Mayor Fitch said construction of the indoor pool building should begin in March 2005. The Mayor believes the pool will be open by the fall of 2005. Athletic fields should be ready for use by late spring or early summer of 2005.



WARRENTON STILL GLOWING AT HONOR

The Town of Warrenton is still basking in its glory at being selected as one of only five communities in Virginia to be designated a "Preserve America" community.

This past August, First Lady Laura Bush named Warrenton as a recipient of the honor, which celebrates locales that preserve what's best about America's communities -- cultural, natural and historic heritage. In a recent ceremony, Mayor George Fitch received a certificate from Mrs. Bush.

In mid-November the Mayor traveled to the University of Virginia in Charlottesville for further recognition of the coveted Preserve America designation. The Advisory Council on Historic Preservation (ACHP), which sponsors the Preserve America program, held it's own ceremony with plenty of pomp. The ceremony took place in the university's rotunda. Present were Mayor Fitch and representatives from the other four communities receiving the recognition -- Alexandria, Petersburg, Hanover County and Lynchburg.

The ACHP is an independent Federal agency that promotes historic preservation nationally. Its activities are geared toward:

- Providing a forum for influencing Federal activities, programs, and policies that impact historic properties,
- Advising the President and Congress,
- Advocating preservation policy,
- Improving Federal preservation programs,
- Protecting historic properties,
- Educating the public

Warrenton and the other four communities join Williamsburg and Smithfield, two communities that received Preserve America designation earlier this year. As of November, 178 communities located in 34 states

have received the honor.

"There are significant economic, educational, and cultural benefits that historic preservation, through efforts such as heritage tourism, bring to a community," said John L. Nau, III, chairman of the ACHP.

"Sustainable preservation is not a cost for maintaining the past, it is an investment in building the future. These communities are national leaders in this trend and have created a powerful positive example for others."

Communities receiving the Preserve America designation receive more than national recognition. Benefits include use of the Preserve America logo, listing in the Preserve America web site directory to showcase preservation and heritage tourism efforts, and eligibility for proposed Preserve America grants that will be enacted by Congress in the upcoming fiscal year.

Information about the ACHP is available at their website, www.achp.gov, as is the following brief description of Warrenton's significance as a Preserve America Community:

"Warrenton -- Founded in the 1760s at the crossroads of major thoroughfares, Warrenton was of such transportation significance that it changed hands 67 times between Union and Confederate control during the Civil War. The town purchased Brentmoor, the home of legendary Confederate raider Colonel John Singleton Mosby, and in partnership with a non-profit foundation, is transforming it into a focal point for heritage tourism."



Historic District Register

The ARB Hosts First Open House and Presents Historic District Awards

The Architectural Review Board welcomed many of the property owners of the Warrenton Historic District to its first open house on October 14, 2004.

Chairman Roger Martella provided the attendees with an overview of the mission of the Architectural Review Board. As the County seat since 1759, Warrenton is fortunate to have maintained an exceptional collection of governmental, residential, and commercial architecture reflecting the wide range of styles and tastes from the nineteenth century. The old town area including the downtown business district contains many buildings associated with the Civil War. The Town Council designated this area as the historic district in 1982 and created an Architectural Review Board to identify, preserve, and protect buildings within the historic district as part of our heritage in the Town of Warrenton. Warrenton Historic District Guidelines were created in 1990 to provide detailed guidance to district property owners, architects, and builders with proposed additions, alterations or new construction within the historic district.

A video featuring the noted urban planner and preservationist, Ed McMahon (not to be confused with his namesake of late night fame), was presented which highlighted the importance of creating and maintaining a "Sense of Place". Mr. McMahon is the author of *Better Models of Commercial Development* and co-author of *Balancing Nature and Commerce in Gateway Communities*. Many communities around the country are being caught up in the growth of suburban sprawl and lose their identity as their core business districts are being replaced with strip malls and fast food restaurants. Ed McMahon pointed out how careful planning and diligent leadership can preserve and protect the character of smaller towns and communities in the path of commercial and residential development. The video highlighted the social and economic importance of maintaining our "Sense of Place". Roger Martella emphasized that much of Ed McMahon's message directly applies to the Town of Warrenton and that the Town's planning staff, the Town Council, the Planning Commission and the Architectural Review Board must continue to work together with our residents to maintain this sense of place throughout the Town.

After a three year lapse of the awards program, the Architectural Review Board presented the following awards to property owners within the historic district for improvements or additions to their properties for merit in meeting or exceeding the historic district design guideline standards:

- **Certificate of Recognition-2001**
35 N. Fifth St.-Edith L. Trump
 - Construction of a garden room addition to the house designed by Richard Robison, Architect.
- **Certificate of Recognition-2001**
182 Winchester St.-Thomas and E. Yates Palmer
 - Removal and replacement of the entrance steps to the house by the Owners.
- **Certificate of Recognition-2001**
224 Falmouth St.-Dennie Sutherland
 - Replacement of the standing seam tin roof with a standing seam copper roof by the Owner.
- **Certificate of Recognition-2001**
140 Culpeper St.-Walter and Valerie Story
 - Addition of a breakfast room addition to the rear of the house by William Turnure for the Owners.
- **Certificate of Recognition-2002**
168 Winchester St.-Robert and Karen Filkeid
 - Construction of an addition to the rear of the residence by David Norden, AIA, for the Owners.
- **Certificate of Recognition-2002**
140 Culpeper St.-Walter and Valerie Story
 - Addition of a garden shed on the property by the Owners.
- **Certificate of Recognition-2003**
9 Main St.-Michael Prentiss
 - Modifications, alterations and renovations to the structure by James Tucker, AIA for the Owner.
- **Certificate of Recognition-2003**
19 Culpeper St.-Kevin and Jennifer Handford
 - Installation of an awning by the Owners.
- **Certificate of Recognition -2003**
41 Main St.-Tim Nevill
 - Improvement to the rear facade by the Owner

- **Certificate of Recognition-2003**
61 and 63 Main St.- Wallace Smith
- Re-roof of the structure on Main St.

- **Certificate of Recognition-2003**
49 Culpeper St.-Jill Holtzman
- New sign.

The following projects were recognized by the Architectural Review Board for exceptional merit:

7 Main St.-Teresa Bowles

- Construction of an addition to the existing building by Stephen Wagner, AIA for the Owner.

56 Main St.-Mr. And Mrs. Irmen

- Exceptional renovations of façade and building exterior.

139 Culpeper St.-Mr.and Mrs. William Jackson

- Construction of an addition to the house including a 3 car garage, garden room, deck, elongation of existing south porch by David Norden, AIA for the Owners

Warren Green Building, 104 Hotel St.-Fauquier County

- Outstanding restoration of government services building, including construction of addition to house an elevator and extensive exterior and interior renovation, landscaping and sidewalk improvements. The ARB also expressed appreciation for the County's strong relationship with the ARB during the renovation, particularly Deputy County Administrator Tony Hooper.

Finally, the ARB for the first time presented an award to a property outside the Historic District. The ARB recognized James and Joya Hricko's home at 118 Waterloo Street, designed by James Hricko, AIA, as an exceptional example of new construction that complements its surrounding neighborhood yet reflects its own time.

The Architectural Review Board wishes to commend not only the above-named award recipients but all of the property owners within the historic district for their fine efforts to preserve and maintain their properties as guardians of Warrenton's unique architectural heritage.

The Architectural Review Board would like to take this opportunity to recognize Roger Martella for his outstanding contribution as outgoing Chairman of the Architectural Review Board and thank him for his leadership and dedicated service during his tenure.

These are the plaque recipients from the awards presentation



Year 2000:
139 Culpeper Street
Mr. & Mrs. William Jackson

Construction of an addition to the existing house including a 3-car garage, a garden room, a new deck, an elongation of the existing south porch, and replacement of several existing windows by Mr. David A. Norden, AIA, architect for Mr. & Mrs. William Jackson, owners.



Year 2001:
7 Main Street
Teresa Bowles

Construction of an addition to the existing building by Stephen Wagner, AIA, architect for Teresa Bowles, owner.



Year (2002):
56 Main Street
Mr. & Mrs. Irmen.

The year is an approximation of completion. The building has been under renovation for a long time. Renovation of front façade and replacement of windows.



Year 2003: Warren Green Building,
10 Hotel Street A
Fauquier County

Construction of an addition to house an elevator and an exterior stairwell and landscaping and sidewalk improvements for Hotel Street.



HOLIDAY REFUSE COLLECTION SCHEDULE

MARTIN LUTHER KING, JR. DAY (MONDAY
1/17/05)

Week of January 17 - 21, 2005

**Monday 1/17/05 –
Holiday - no refuse collection**

Tuesday 1/18/05 -
Monday's regular refuse collection

Wednesday 1/19/05 -
Tuesday's regular refuse collection plus all recycling
(*Newspapers, cardboard & blue bags*)

Thursday & Friday - Regular refuse collection

PRESIDENTS DAY
(MONDAY 2/21/05)

Week of February 21 – 25, 2005

**Monday 2/21/05 –
Holiday – no refuse collection**

Tuesday 2/22/05 –
Monday's regular refuse collection

Wednesday 2-23-05 –
Tuesday's regular refuse collection plus all recycling
(*Newspapers, cardboard & blue bags*)

Thursday & Friday – Regular refuse collection

THERE WILL BE A REFUSE TRUCK AVAILABLE AT THE PUBLIC WORKS FACILITY AT 360 FALMOUTH STREET, DURING THE HOLIDAYS FOR ANYONE WISHING TO DISPOSE OF ANY EXCESS TRASH.

Improvements For Eva Walker Park Discussed

In an effort to get citizen input for a plan to initiate improvements to Eva Walker Park, a community meeting was held at the Police Station on November 22nd and hosted by Mr. Stan Tatum, a park planning consultant engaged by the Town of Warrenton. The meeting was the first formal step in gauging interest and collecting ideas for increasing usage of the park. Judging from the response from those attending the meeting, there is no shortage of interest or ideas.

Suggestions from those in attendance covered the gamut from the practical – a redesigned entrance to the park from Horner Street including a viewing deck and stairs leading to the lower area; a running track around the park perimeter; improved lighting, vegetation buffers and restroom facilities; a water shower system for the children; a sand volley ball court – to the creative and maybe not-so-practical – a duck pond and pony rides! Others commented on how to add more parking and ways to make the park more visually attractive and inviting.

It was noted that some of the ideas for improvements and upgrades could be financed from the Town's general fund, while other, more costly plans may be considered as candidates for the Town's capital improvement plan and implemented over the course of several years.

The Town's park consultant will cull through the ideas and is expected to present a draft master plan for additional comment from the public sometime in January. Check local newspapers and the Town website (www.warrentonva.gov) for meeting time, date and location.



'TIS THE SEASON

As all citizens know, this is the time of the year for all of us to do our part for snow removal. Please take a moment to refresh yourselves with the Town's policies regarding the removal of snow and ice from sidewalks and snow emergency routes.

The Code of the Town of Warrenton

Section 14.5 "Disposition of Snow, Ice, etc."

- A. It shall be the duty of the occupant of any house and lot which abuts upon a paved sidewalk or a footway of stone, brick or wood to have all snow removed from such sidewalk or footway within six (6) hours after the same shall have ceased falling, unless such snow shall have fallen during the night or on a Sunday, in which case it shall be removed by 12:00 noon of the day following. The same requirements shall exist with respect to ice or sleet on sidewalks or footways; except, that ice or sleet, when it cannot be removed without injury to the sidewalk or footway, shall be covered, within the period of time as above specified, with sand, ashes or some other substance which will render it safe for travel on foot. Whenever any house or lot is unoccupied, it shall be the duty of the owner, or of the agent of the owner, to have the snow or ice removed from his sidewalk or footway in the same manner as set forth above for occupant of properties. Each violation of this subsection shall be a class 4 misdemeanor, and every six (6) hours that such snow or ice is allowed to remain in violation of this subsection shall constitute a separate offense.
- B. It shall be unlawful for any person removing ice or snow from his premises to place or deposit such ice or snow upon any street or sidewalk.

Snow Emergency Routes

The Streets listed below are snow emergency routes and it is unlawful for any person / business to park a vehicle on any of these streets during snow emergencies.

Alexandria Pike	Frost Avenue
Blackwell Road	Lee Highway
Broadview Avenue	Main Street
Culpeper Street	Waterloo Street
East and West Shirley Avenue	Winchester Street
Falmouth Street	Lee Street Extended

Vehicles that are stalled, stuck, parked or abandoned on any of these streets during a snow emergency may be removed by the police at the owners expense.

Please help us as we attempt to make our Town streets safe and clean. Any questions regarding Town Ordinances or snow emergency may call Public Works at 347-1858.



Town Office Hours and Telephone Numbers

Town Office Hours are 8:30 AM to 4:30 PM

The area code is 540 unless otherwise noted.

Economic Development.....	349-1231
Finance Department.....	347-1102
Inspections.....	347-2405
Maintenance Shop.....	347-1858
Police Department	
Office of the Chief.....	347-1105
Police Station.....	347-1107
Non-emergency.....	347-1100
Emergency.....	911
Planning and Zoning.....	347-2405
Recycling.....	347-1858
Sewage Plant.....	347-1104
Town Hall.....	347-1101
Town Manager.....	347-4505
Utilities.....	347-6574
Water Bills.....	347-2678
Water Plant.....	347-1103
TTD/TTY.....	1-800-828-1120

After Hours Water and Sewer Emergency
347-1100

TOWN OF WARRENTON CHRISTMAS TREE COLLECTION

Town crews will start picking up of Christmas trees the week of January 10th - 14th, 2005. Residents should place their trees at the street line by 8:00 a.m. on Monday, January 10th. Trees will be collected throughout the week, starting at one end of Town and working throughout the Town. Trees not at the street line will not be picked up. These trees are fed through a chipper so all stands, wood, wire,

nails, etc. should be removed. If you have any questions call Public Works at 347-1858.



WARRENTON, VIRGINIA 20186

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TOWN COUNCIL

is published by the Warrenton Town Council to inform
citizens of the major events which affect our government and
community.

The Town Crier

The Town Crier
A Newsletter From the
Town of Warrenton
P.O. Drawer 341
Warrenton, VA 20188-0341



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